

ZBA VARIANCE or APPEAL APPLICATION

WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

INSTRUCTIONS for APPLICANT: For Questions visit P&Z office Daily 9:00-11:30.

Complete pgs 1 & 2 then, REVIEW & COLLECT ALL materials listed on pgs 3&4.

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 4:00.

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

Note: Commercial projects may require Architectural Review Board approval,
If needed. You MUST submit ARB application BEFORE going to ZBA Hearing.

OFFICE USE ONLY

Application#: _____

Submission Date: _____

Receipt Date: _____

Fee Paid: _____

1. Property Address: 30 Island Way Zone: A
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: Gail Coykendall E-Mail: jcoykendall@sbcglobal.net
Applicant's Address: 30 Island Way Daytime Tel: 203-554-7436

NOTE: Below List Owner's Name (s) as appears on the DEED (No abbreviations) If more space needed submit list.

3. Property Owner's Name: Gail M. Coykendall E-Mail: jcoykendall@sbcglobal.net
Property Owner's Address: 30 Island Way Daytime Tel: 203-554-7436

4. Is this property on: a Septic System: ☐ or Sewer: ☒
5. Is this property within 500 feet of any adjoining municipality? Yes ☐ No ☒
6. Does this project involve the demolition of any structures that are 50 years old or more? Yes ☐ No ☒

7. Briefly Describe your Proposed Project:
Requesting approval of mechanical platform as built, and pool cover & coping as built.

8. Will any part of any structures be demolished? No ☒ Yes ☐ - If Yes Attach a Demolition Plan:

9. List each "**Regulation Section Number**" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
Section 13-4 residential setbacks of non-conforming lot; Section 13-6-3.1 setbacks;
Section 13-6-2.1.6 new construction not meeting regulations

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
Section 13-6-2.1.6 new construction not meeting regulations

11. List the **PROPERTY HARDSHIP(s)** or **REASON(s)** why this Variance or Appeal should be granted, stating clearly the exceptional difficulty **REGARDING YOUR PROPERTY**. **Note:** Financial Hardship will NOT warrant a variance approval see pg 5.
non conforming lot size, safety

12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

Gail M. Coykendall

John P. Coykendall

Applicant's Signature (If different than owner)

Owner's Signature (Must be signed)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

TO BE COMPLETED BY OWNER/ APPLICANT

After all required materials are collected, DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

BUILDING PLANS (TITLE) 30 Island Way
BY: Gail Coykendall DATE 9/15/2020 NUMBER of PGS. 0
REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) 30 Island Way
BY: Land Surveying Services DATE 8/13/2020 NUMBER of PGS. 1
REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 10,000 **NET LOT AREA:** (less 80% wetlands or steep slopes): 10,000

SETBACKS: Front / Side / Rear (From Survey)

Existing: 30.3 / 7.0 / 23.2
Required: 30 / 7.5 / 25
Proposed: 30.3 / 7.0 / 23.2

FLOOR AREA / FAR:

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 2,097 / 3,097
Required: 1,500 / 2,500
Proposed: 2,097 / 3,097

PARKING:

Existing: _____
Required: _____
Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: 29.6 / 2
Required: 31 / 2
Proposed: 29.6 / 2

SIGNS:

Existing: _____
Required: _____
Proposed: _____

ATTIC / HALF STORY:

Existing: X / Proposed: X

LANDSCAPING:

Existing: _____
Required: _____
Proposed: _____

CRAWL SPACE - CELLAR - BASEMENT:

Existing: X / Proposed: X

NOTE: If you submit Revised Plans – You **MUST SUBMIT A COVER LETTER** listing **EACH CHANGE & 9 COPIES.**

REVISIONS FEE: Revised Plans, which require additional staff review **ADDITIONAL FEE** of **HALF** of original Appl. fee is **REQUIRED.**